

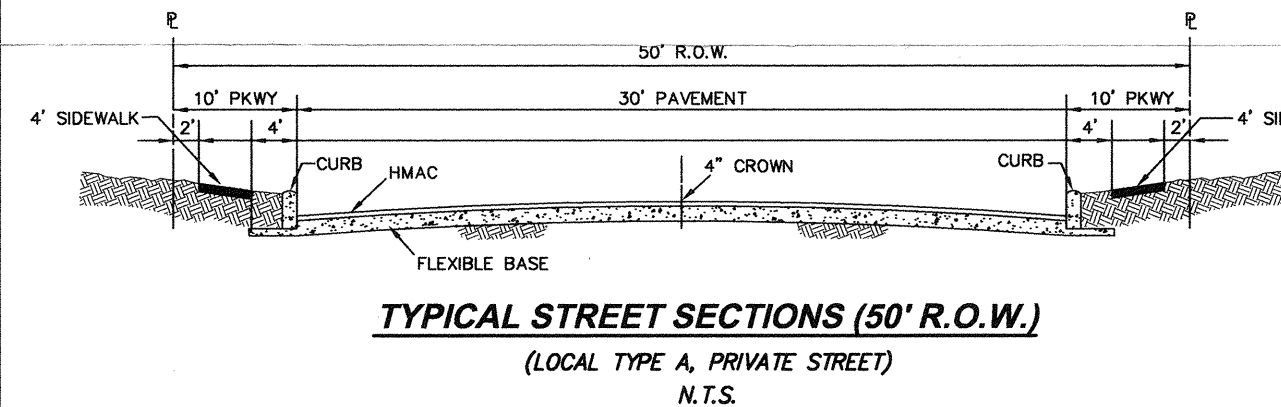
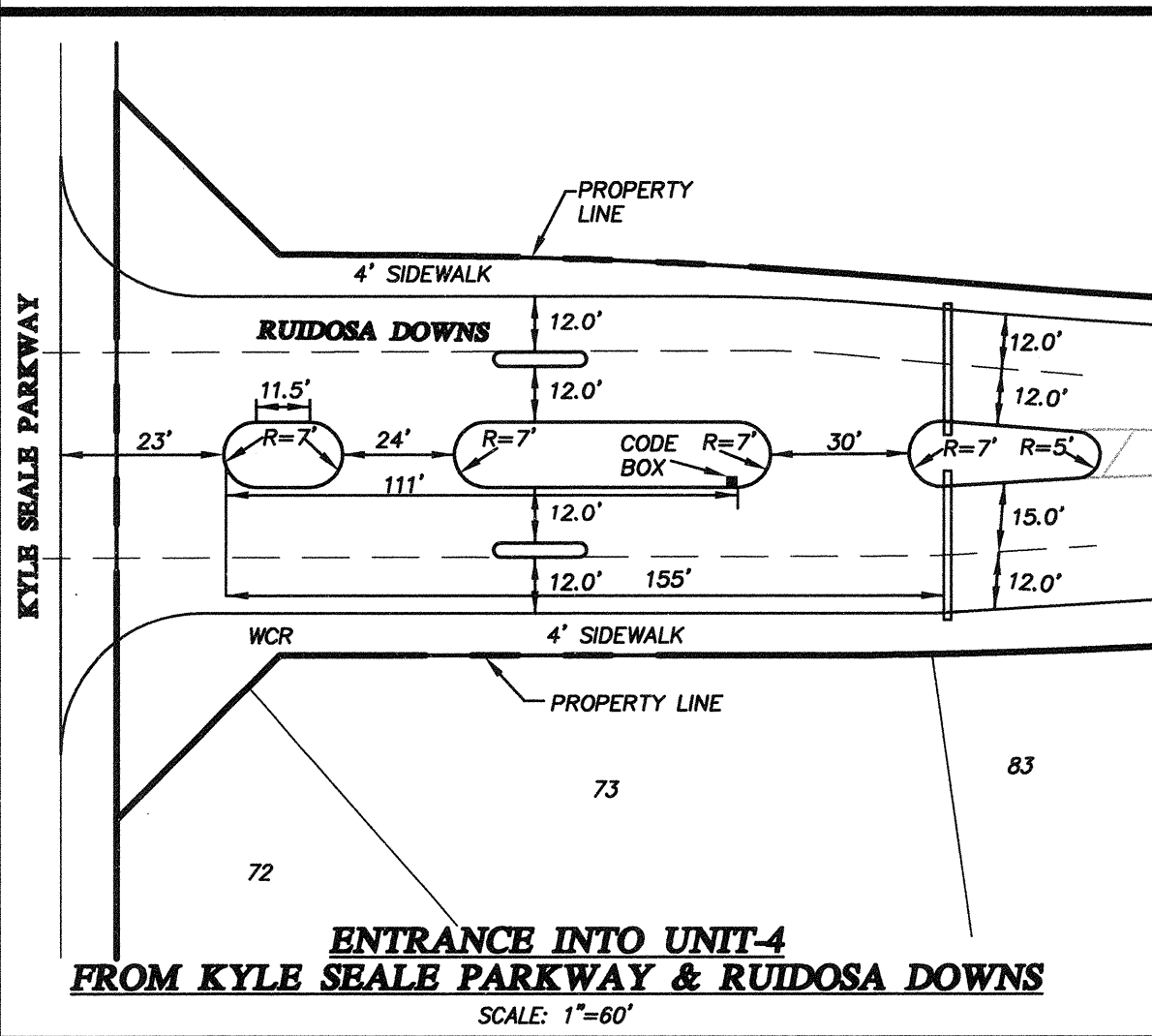
LOCATION MAP
SCALE: 1"=2000'

NAME & ADDRESS OF OWNERS WITHIN 200'

1. MOSES & PATRICIA ALANIZ
15022 SEVEN L TRAIL
HELOTES, TX 78023-3841
2. HORETENSE ACOSTA
15126 SEVEN L TRAIL
HELOTES, TX 78023-3842
3. LANCE & MARINELLA LUCHNIK
15130 SEVEN L TRAIL
HELOTES, TX 78023-3842
4. LUTHER & MARGIE SANDERS
15505 SPUR CLIP
HELOTES, TX 78023-3809
5. LAREDO SONOMA RANCH, LTD.
1210 ARION PARKWAY
SAN ANTONIO, TX 78216
6. LOS CEDROS JV 1
5150 N LOOP 1604 W
SAN ANTONIO, TX 78249-1325
7. C & B HOMES, LTD.
5150 N LOOP 1604 W
SAN ANTONIO, TX 78249-1325
8. JOSEPH A & BLANCA H HEMANN
14614 JOHN DAVID
HELOTES, TX 78023-3613
9. JOSE M JR & GRACIELA G FLORES
14618 JOHN DAVID
HELOTES, TX 78023-3616
10. JOSEPH & KAREN RAYZOR
9415 CONBAR LN
HELOTES, TX 78023-3613
11. CHRISTOPHER D & NANCY C SELLS
9419 CONBAR LN
HELOTES, TX 78023-3613
12. RAY D & MELIDA MONCIS
9423 CONBAR LN
HELOTES, TX 78023-3613

ENVIRONMENTAL RECOMMENDATIONS:

1. THAT THE CAVES REMAIN OPEN WITH A BUFFER ZONE DESIGNED PER THE CRITERIA CONTAINED IN SEC 34-920(6) OF ORDINANCE NO. 81491 OR OTHER APPROVED CRITERIA. THE CALCULATIONS FOR DETERMINING THE BUFFER ZONE AROUND THE CAVE SHALL BE SUBMITTED TO AND APPROVED BY SAWS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CAVE MAY BE BUFFERED BY HAVING THE CAVE SURROUNDED BY A GREENBELT AND/OR CONSERVATION EASEMENT AS PART OF THE DRAINAGE EASEMENT. THE OPENING OF THE CAVE SHALL BE GRATED TO PREVENT UNAUTHORIZED ENTRANCE AND TO PROVIDE A DEGREE OF SAFETY;
2. PRIOR TO THE RELEASE OF ANY BUILDING PERMITS FOR ADDITIONAL DEVELOPMENTS, THE FOLLOWING SHALL BE SUBMITTED TO THE AQUIFER STUDIES DIVISION OF THE SAN ANTONIO WATER SYSTEM;
 - A. A WATER POLLUTION ABATEMENT PLAN SHALL BE SUBMITTED FOR EACH PARTICULAR DEVELOPMENT/USE WITHIN THE AREA BEING CONSIDERED FOR REZONING.
 - B. A SET OF SITE SPECIFIC PLANS WHICH MUST HAVE AS SIGNED ENGINEERS SEAL FROM THE STATE OF TEXAS;
 - C. A LETTER FROM THE TEXAS COMMISSION OF ENVIRONMENTAL QUALITY APPROVING EACH WATER POLLUTION ABATEMENT PLAN.
 - D. A COPY OF THE APPROVED WATER POLLUTION ABATEMENT PLAN.
3. ANY AREAS PLATTED AS DRAINAGE RIGHT-OF-WAYS ARE TO BE KEPT IN A VEGETATED CONDITION.
4. ONLY A MINIMAL AMOUNT OF PESTICIDES, HERBICIDES, OR FERTILIZERS NEEDED FOR LANDSCAPE MAINTENANCE SHALL BE USED. LANDSCAPED AREAS SHALL BE SENSITIVE TO MINIMIZING WATER NEEDS (I.E. USE OF NATIVE PLANTS);
5. THE STORAGE, HANDLING, USE AND DISPOSAL OF ALL OVER THE COUNTER HAZARDOUS MATERIALS WITHIN THIS DEVELOPMENT SHALL BE CONSISTENT WITH THE LABELING OF THOSE MATERIALS. FAILURE TO COMPLY WITH THE LABEL WARNINGS MAY CONSTITUTE A VIOLATION OF FEDERAL LAW.
6. THE CITY OF SAN ANTONIO SHALL INSPECT ALL FUTURE CONSTRUCTION OF SERVICE LATERALS AND SEWER MAINS FOR PROPER CONSTRUCTION ACCORDING TO STATE AND CITY REGULATIONS AND CODE.
7. IF ANY SOLUTION OPENINGS, CAVES, SINKHOLES, OR WELLS ARE FOUND DURING EXCAVATION, CONSTRUCTION, OR BLASTING, THE DEVELOPER SHALL NOTIFY TEXAS COMMISSION OF ENVIRONMENTAL QUALITY AT (210) 490-3096 AND THE AQUIFER STUDIES DIVISION OF THE SAN ANTONIO WATER SYSTEM AT (210) 704-7392.
8. THE AQUIFER STUDIES DIVISION STAFF SHALL HAVE THE AUTHORITY TO INSPECT THE SITE TO ENSURE THAT THE APPROVED RECOMMENDATIONS ARE BEING STRICTLY ADHERED TO DURING AND AFTER CONSTRUCTION OF THE PROJECT.



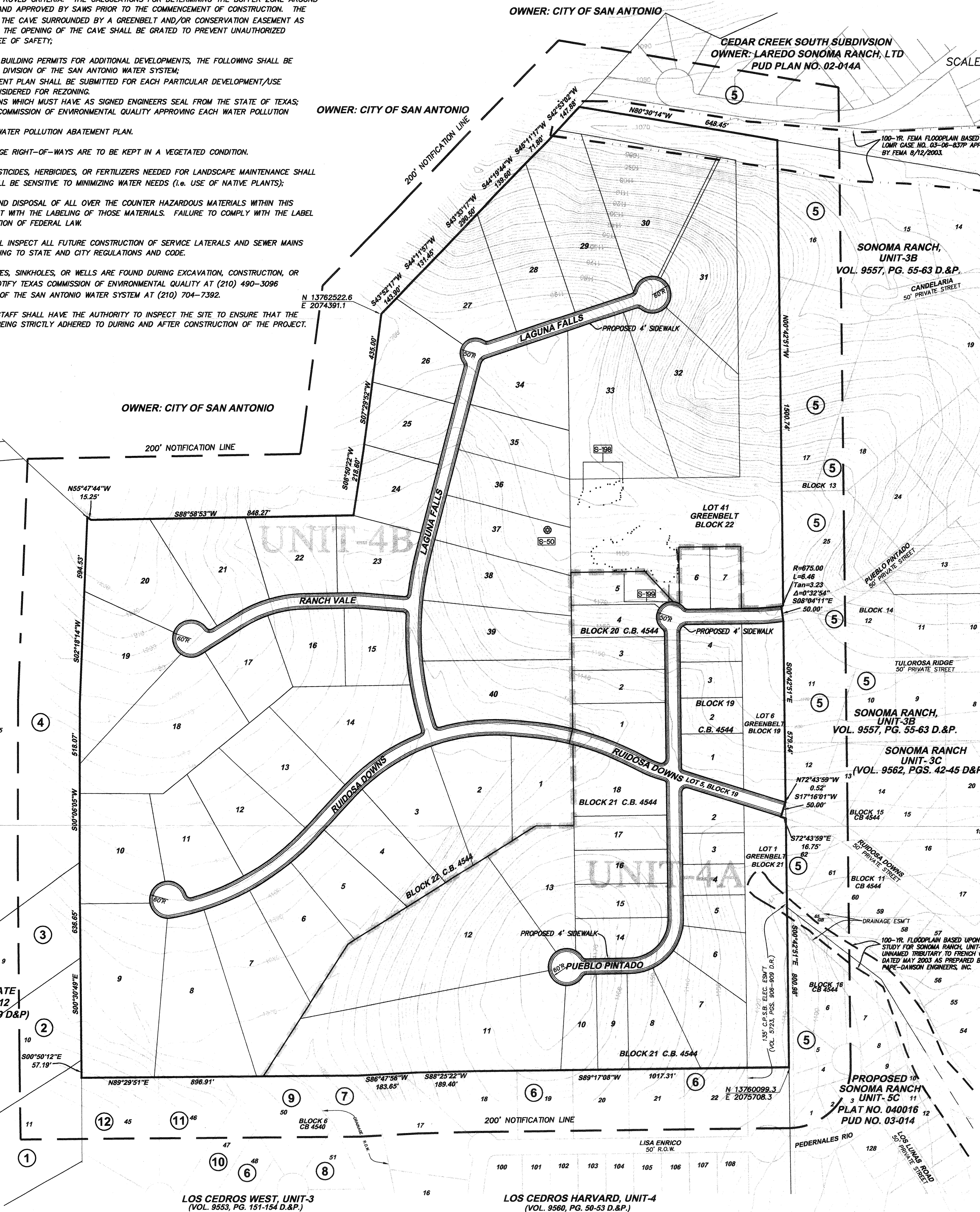
PUD PLAN NOTES:

1. MAJOR DRAIN EASEMENTS WILL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION AS GREENBELTS. DRAINS FROM STREETS ARE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
2. STREETS ARE PRIVATE, LOCAL TYPE "A" WITH 50' R.O.W. AND 30' PAVEMENT UNLESS OTHERWISE INDICATED.
3. SANITARY SEWER SYSTEM TO BE DEDICATED TO THE SAN ANTONIO WATER SYSTEM.
4. WATER SYSTEM TO BE DEDICATED TO SAN ANTONIO WATER SYSTEM.
5. ALL CORNER LOTS SHALL COMPLY WITH THE CLEAR VISION AREA AS REQUIRED BY SEC 35-33.39.
6. PROPERTY IS LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
7. PROPERTY IS OUTSIDE THE CITY LIMITS AND LOCATED WITHIN THE ETJ THEREFORE IT IS NOT SUBJECT TO ZONING RESTRICTIONS.
8. TRAFFIC IMPACT ANALYSIS (TIA) FOR THIS PROPERTY WAS PREPARED BY WMH ENGINEERING.
9. SIDEWALKS TO BE INSTALLED PER UDC, ARTICLE 5, DIVISION 2:35-506(Q)

PUD PLAN NO.: **04-029**
APPROVED BY THE PLANNING COMMISSION
OF THE CITY OF SAN ANTONIO

CHAIRMAN: Diana Wright DATE: 11-10-04
SECRETARY: Rebecca A. Sells DATE: 11-10-04

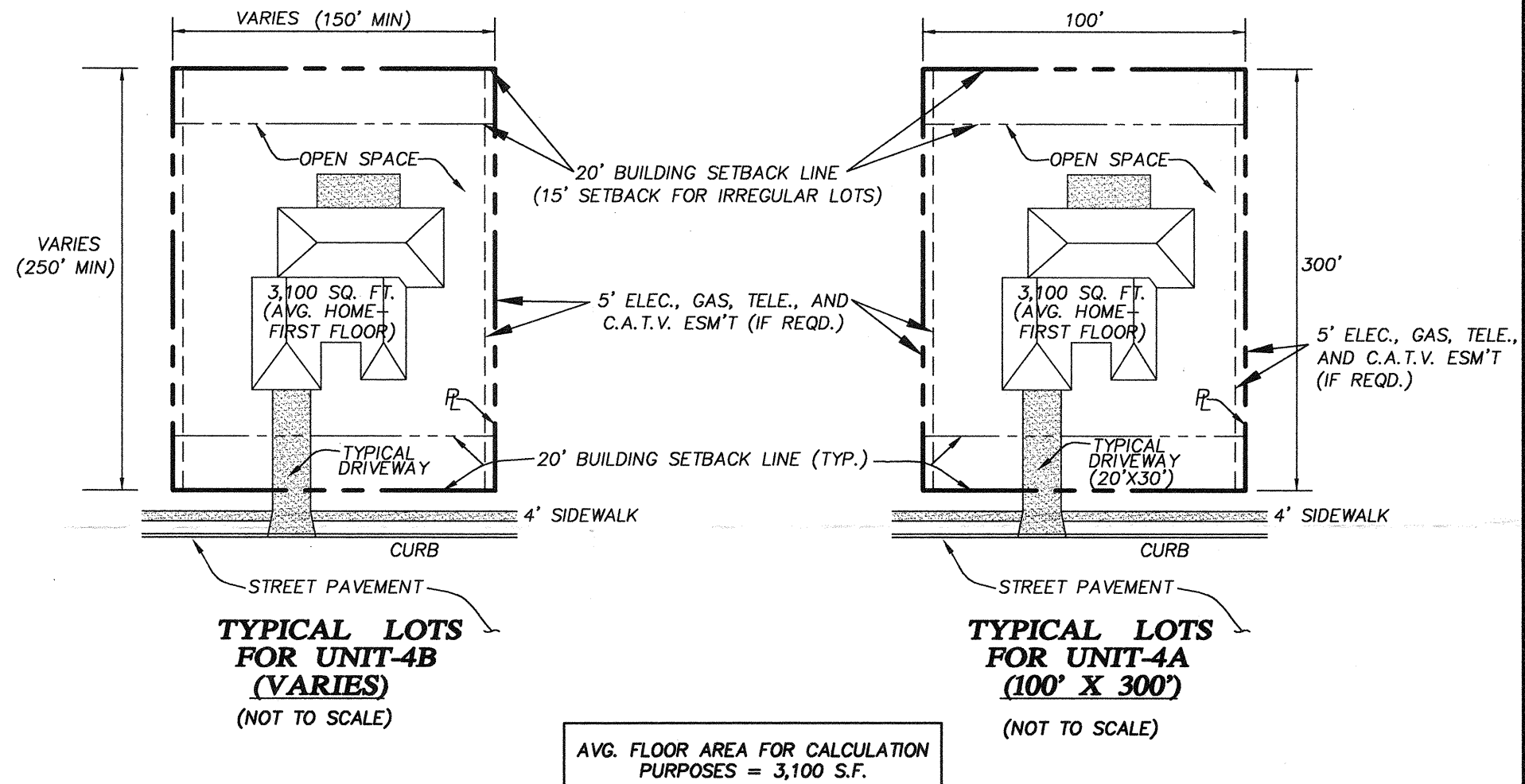
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CITY OF SAN ANTONIO
OFFICE OF THE CLERK



SENSITIVE GEOLOGIC FEATURES:

THE FOLLOWING ARE GEOLOGIC FEATURES WHICH WERE IDENTIFIED DURING A GEOLOGIC ASSESSMENT PERFORMED BY PAPE-DAWSON ENGINEERS ON APRIL 6-13, 2001 AND WERE DETERMINED TO BE "SENSITIVE":

- ⑤ S-50 FEATURE S-50 IS A SINKHOLE WITH EXPOSED LIMESTONE, AND DISSOLUTION AT BOTTOM OF FEATURE.
- ⑤ S-198 FEATURE S-198 IS A ZONE OF HIGH INFILTRATION WITH MULTIPLE ROCK FILLED CAVES AND SOLUTION CAVITIES.
- ⑤ S-199 FEATURE S-199 IS A ZONE OF HIGH INFILTRATION WITH MULTIPLE ROCK FILLED CAVES SINKHOLES, CLOSED DEPRESSIONS, AND SOLUTION CAVITIES.



BEXAR COUNTY CLEAR VISION STATEMENT:

CLEAR VISION CALCULATIONS WILL BE BASED ON AASHTO CASE NO. II B&C FOR TURNING MANUEVERS ON TO MAJOR HIGHWAYS. EASEMENTS TO BE SHOWN ON INDIVIDUAL PLATS WHEN SUBMITTED

SURVEYOR'S NOTES:

1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
3. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
4. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASED (PD04) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS LONESTAR, 1953 (P.L.D. #AY1808) N:13731522.2197 E:2140520.8364 OBLATE, 1953 (P.L.D. #AY1961) N:13731295.2612 E:2127038.6019 BITTERS, 1953 (P.L.D. #AY0072) N:13756584.2745 E:2129377.7379
5. DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR USED IS 0.99983
6. IT IS NOT NECESSARY TO ROTATE BEARINGS TO MATCH N.A.D. 83.

CONSTRUCTION STAGING PLAN

CONSTRUCTION IS SCHEDULED FOR UNIT-4A TO BEGIN SEPTEMBER 2004 UNLESS REDIRECTED BY THE DEVELOPER.
CONSTRUCTION IS SCHEDULED FOR UNIT-4B TO BEGIN NOVEMBER 2004 UNLESS REDIRECTED BY THE DEVELOPER.

SONOMA RANCH UNIT-4 OPEN AREA CALCULATIONS

Description	UNIT-4A	UNIT-4B	TOTAL
No. of Lots	28	40	68
Gross Area (AC)	37.08	90.40	127.48
Building Coverage (AC)	1.99	2.85	4.84
Other Coverages (AC)			
a. Streets & Sidewalks	2.35	4.13	6.48
b. Driveway	0.40	0.55	0.95
c. 50% Drain	0.00	0.00	0.00
Total Coverages (AC)	4.74	7.53	12.27
Open Spaces (AC)			
a. Greenbelts	4.26	9.37	13.63
b. Residential Lots	26.93	72.31	99.24
c. 50% Drain	0.00	0.00	0.00
d. Parkway	1.15	1.19	2.34
Total Open Space (AC)	32.34	82.87	115.21

Open Space Ratio = $\frac{115.21}{127.48} \times 100 = 90.37\%$
Density = $\frac{68}{127.48} = 0.53$

SONOMA RANCH SUBDIVISION UNIT-4 PLANNED UNIT DEVELOPMENT PLAN

OCTOBER, 2004

JOB NO. 4847-33

A 127.48 ACRE TRACT OF LAND OUT OF A 735.3 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 8338, PAGES 1626-1659 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND OUT OF THE CALEDONIO CADENA SURVEY NO. 422, ABSTRACT 186, COUNTY BLOCK 4551, AND THE TERRY O'NEIL & T.P. MCCALL SURVEY NO. 500, ABSTRACT 1015, COUNTY BLOCK 4540, OF BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS

DEVELOPER: LAREDO SONOMA RANCH, LTD.
1210 ARION PARKWAY
SAN ANTONIO, TEXAS 78216
TEL: (210) 497-3385

SANITARY SEWER: SAN ANTONIO WATER SYSTEM
WATER: SAN ANTONIO WATER SYSTEM
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: SOUTHWESTERN BELL TELEPHONE

#04-029



A memo from the
CITY of SAN ANTONIO
Planning Department
Master Development

TO: Blaine Lopez

DATE: November 10, 2004

Address: 555 East Ramsey
San Antonio, Texas, 78216

FROM: Michael O. Herrera, Special Projects Coordinator

COPIES TO: File

SUBJECT: # 04-029

Name: Sonoma Ranch Unit-4 PUD

The plat or plan referenced above was heard by the ☒ Planning Commission

☐ Director of Planning, COSA

on the date shown.

The following action was taken:

☒ APPROVED
☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

If you have any questions regarding please call Mr. Michael O. Herrera @ 207-3078